

Chairperson Scott Hickle  
Vice-Chairperson Pete Bienski  
Parliamentarian Nancy Hardeman



Commissioners  
Michael Beckendorf  
Leo Gonzalez  
Bobby Gutierrez  
Kevin Krolczyk  
Prentiss Madison  
Robert Swearingen

## MINUTES

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, SEPTEMBER 18, 2014 – 6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer:     *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription*

### **1. CALL TO ORDER.**

Chairperson Hickle called the meeting to order at 6:00 pm.

| <b>Commissioners</b> | <b>Present</b> | <b>2014 Regular Meetings Held</b> | <b>2014 Regular Meetings Attended</b> | <b>Regular Meetings Held During Last 6 Months</b> | <b>Regular Meetings Attended During Last 6 Months</b> |
|----------------------|----------------|-----------------------------------|---------------------------------------|---|---|
| Michael Beckendorf   | Y              | 15                                | 12                                    | 10  | 10  |
| Pete Bienski         | Y              | 15                                | 14                                    | 10  | 10  |
| Leo Gonzalez         | N              | 15                                | 10                                    | 10  | 7   |
| Bobby Gutierrez      | N              | 15                                | 15                                    | 10  | 9   |
| Nancy Hardeman       | Y              | 15                                | 14                                    | 10  | 10  |
| Scott Hickle         | Y              | 15                                | 14                                    | 10  | 10  |
| Kevin Krolczyk       | Y              | 15                                | 15                                    | 10  | 10  |
| Prentiss Madison     | Y              | 15                                | 15                                    | 10  | 10  |
| Robert Swearingen    | Y              | 15                                | 14                                    | 10  | 10  |

Staff Members Present: Mr. Martin Zimmermann, Planning Administrator; Ms. Lauren Crawford, First Assistant City Attorney; Ms. Maggie Dalton, Staff Planner; Mr. Matthew Hilgemeier, Staff Planner; Mr. Cody Cravatt, Development Manager; and Ms. Megan Hancock, Staff Assistant.

## **2. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG.**

Commissioners led the pledge.

*Commissioner Madison entered the Council Chambers at 6:01 p.m.*

## **3. HEAR CITIZENS.**

No citizens came forward.

## **4. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

No affidavits were filed.

## **5. CONSENT AGENDA.**

- a. Approval of minutes from the special workshop meeting on August 14, 2014 and from the workshop and regular meetings on September 4, 2014.**

**Commissioner Beckendorf moved to approve the Consent Agenda. Commissioner Bienski seconded the motion, and the motion passed unanimously.**

## **6. REQUESTS FOR APPROVAL OF REPLATS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval).**

- a. Replat RP14-18: Block 2 of College Oaks Addition**

*Proposed Replat of Lot 2 in Block 2 of College Oaks Addition, being 0.2639 acres of land currently addressed as 4004 Oaklawn Street and adjoining the southwest side of Oaklawn Street between Woodson Drive and Clay Street in Bryan, Brazos County, Texas. (M. Hilgemeier)*

Mr. Hilgemeier presented the staff report (on file in the Development Services Department). Staff recommends approval of the request.

The public hearing was opened.

No citizens came forward.

The public hearing was closed.

**Commissioner Beckendorf moved to approve RP14-18 and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Bienski seconded the motion.**

**The motion passed unanimously.**

**7. REQUESTS FOR APPROVAL OF CONDITIONAL USE PERMITS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).**

**a. Conditional Use Permit CU14-12: Luis Carmona**

*A request for approval of a Conditional Use Permit, to allow an auto sales business on property in a Retail District (C-2) zoning district, specifically on 0.75 acres of land located at 1223 and 1217 North Texas Avenue between North Washington Avenue and East 15<sup>th</sup> Street, being parts of Blocks 11 and 12 of Bryan's First Addition in Bryan, Brazos County, Texas. (M. Hilgemeier)*

Mr. Hilgemeier presented the staff report (on file in the Development Services Department). Staff recommends approval of the request, subject to certain conditions. In response to questions, Mr. Hilgemeier stated the applicant would have to adhere to retail lighting requirements.

The public hearing was opened.

Mr. Calvin Jackson, 1213 Pear St., Bryan, Texas, came forward and expressed concerns regarding parking issues behind the subject property.

The public hearing was closed.

**Commissioner Hardeman moved to approve Conditional Use Permit CU14-12 to allow an auto sales and service business on property in a Retail District (C-2) zoning district, subject to the following conditions:**

- 1. That a minimum of four (4) parking spaces must be set aside for customer parking and not used for display area.**
- 2. That all maneuvering areas (drive aisles, non-striped paved areas) must remain open and unobstructed at all times cannot be utilized as display or off-street parking areas.**
- 3. That outdoor paging systems or other environmental music or sound systems shall be prohibited.**

**and to adopt the written staff report and analysis as the report, findings and evaluation of the Commission. Commissioner Krolczyk seconded the motion.**

**The motion passed unanimously.**

**8. REQUESTS FOR APPROVAL OF ZONING CHANGES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).**

**a. Rezoning RZ14-17: Alberson, LLC**

*A request to change the zoning classification from Agricultural - Open District (A-O) to Commercial District (C-3) on 9.51 acres of land out of Maria Kegans League adjoining the northeast side of State Highway 30, approximately midway between Elmo Weedon and Hardy Weedon Roads and currently addressed as 10253 State Highway 30 in Bryan, Brazos County, Texas. (M. Dalton)*

Ms. Dalton presented the staff report (on file in the Development Services Department). Staff recommends approval of the request.

The public hearing was opened.

Ms. Norma Bueren, 10333 State Highway 30, Bryan, Texas, came forward with questions regarding the allowed uses of the proposed zoning.

The public hearing was closed.

**Commissioner Beckendorf moved to recommend approval of RZ14-17 and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Bienski seconded the motion.**

**The motion passed unanimously.**

## **9. ADJOURN.**

Without objection, Chairperson Hickle adjourned the meeting at 6:15 p.m.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the 6<sup>th</sup> day of **November, 2014**.

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A. S. Hickle, Chairperson  
Planning and Zoning Commission  
City of Bryan, Texas

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Martin Zimmermann, AICP  
Planning Administrator and Secretary to the  
Planning and Zoning Commission